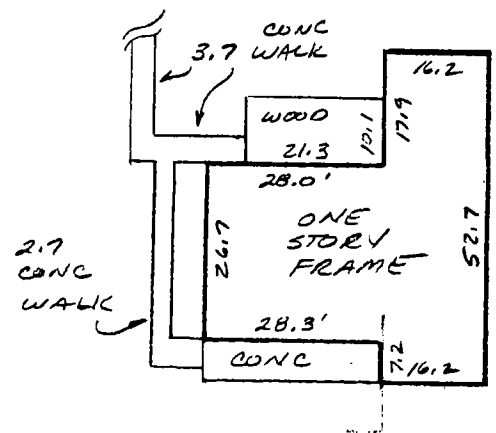
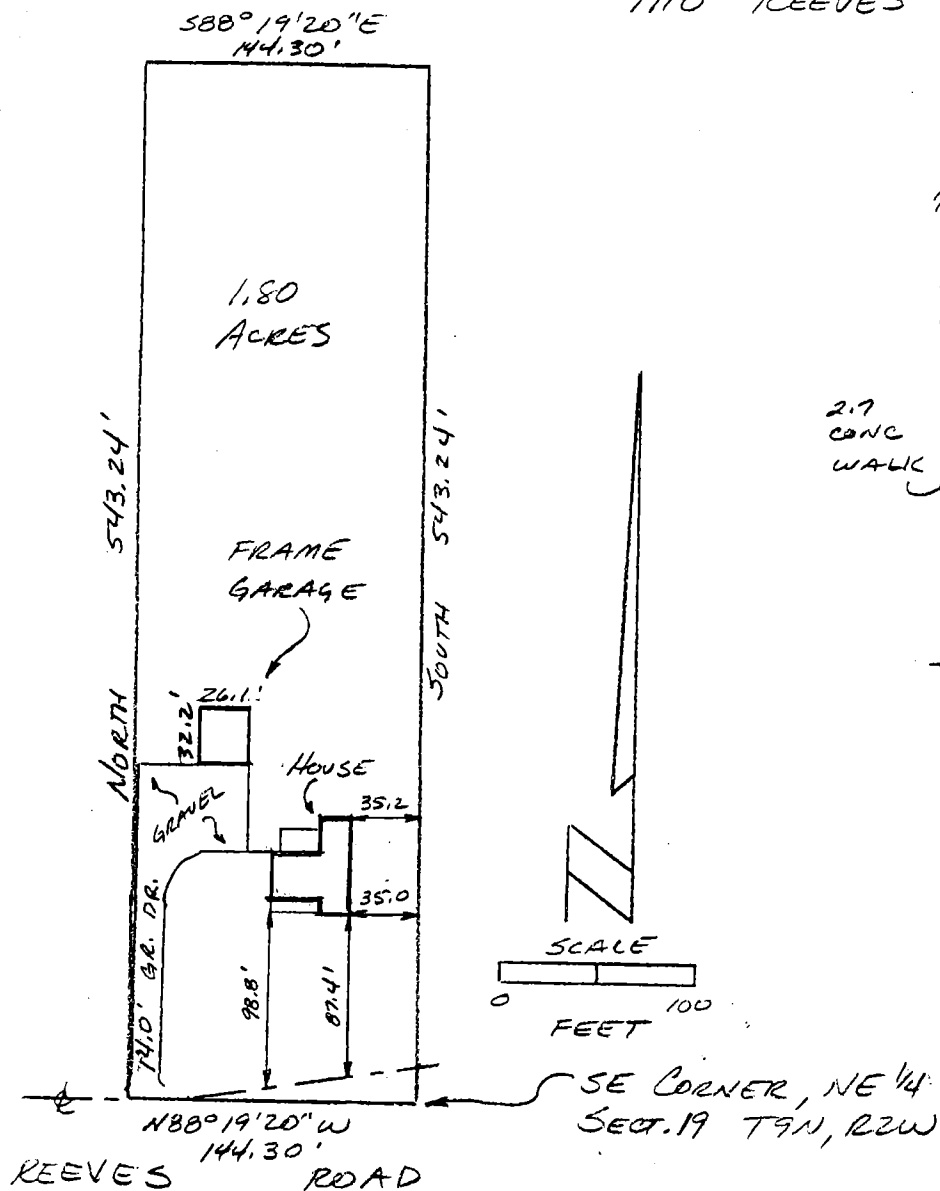


# 7110 REEVES ROAD

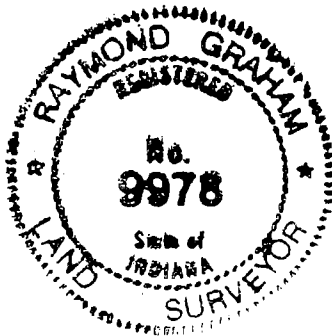


HOUSE DETAIL  
SCALE 1"=30'

## SURVEYOR LOCATION REPORT

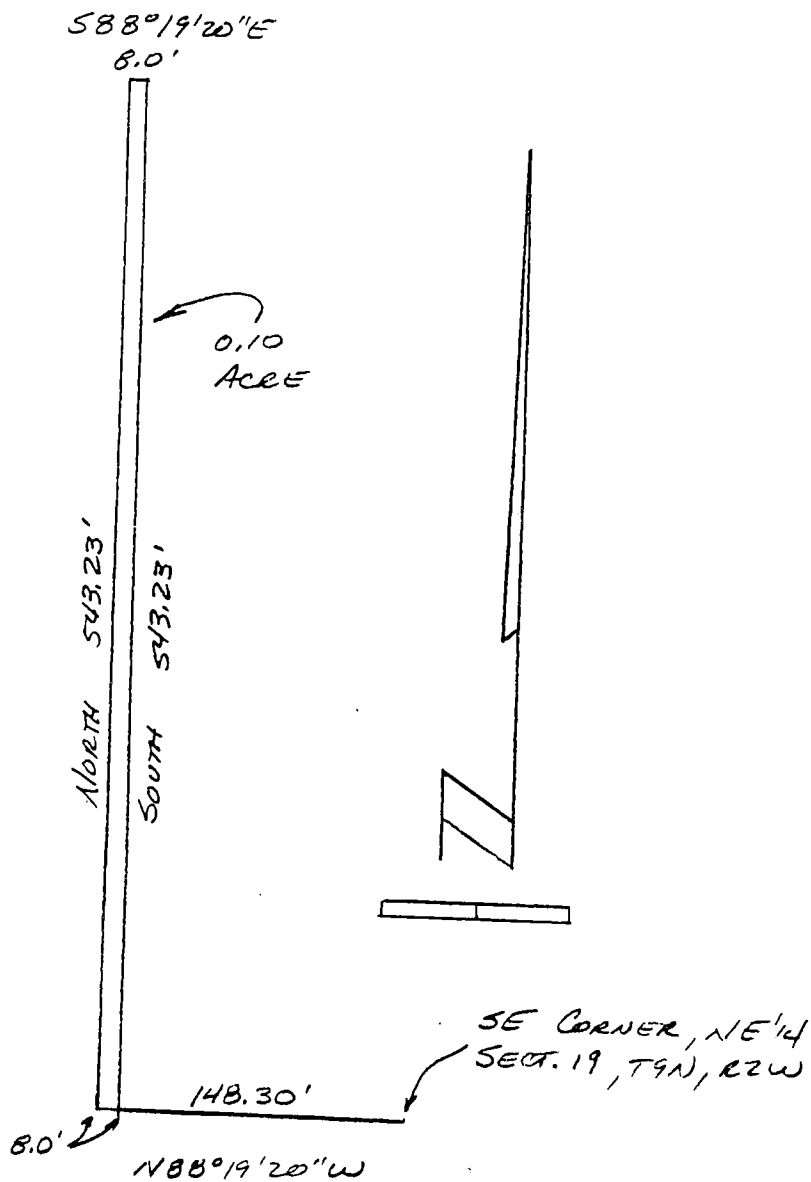
### DESCRIPTION:

Part of the Northeast quarter of Section 19, Township 9 North, Range 2 West, Monroe County, Indiana, described as follows: Beginning at the Southeast corner of the said quarter section; thence along the South line of the said quarter section North 88 degrees 19 minutes 20 seconds West for 144.30 feet; thence leaving the said South line and running North for 543.24 feet; thence South 88 degrees 19 minutes 20 seconds East for 144.30 feet and to the East line of the said quarter section; thence along the said East line South for 543.24 feet and to the point of beginning. Containing 1.80 acres, more or less.



*Raymond Graham*  
Raymond Graham R.L.S. 9978 Indiana  
Graham Engineering 615 W. Kirkwood  
Bloomington, Indiana 47404  
April 14, 1999 Job No. 99-186

FL  
Sec  
9

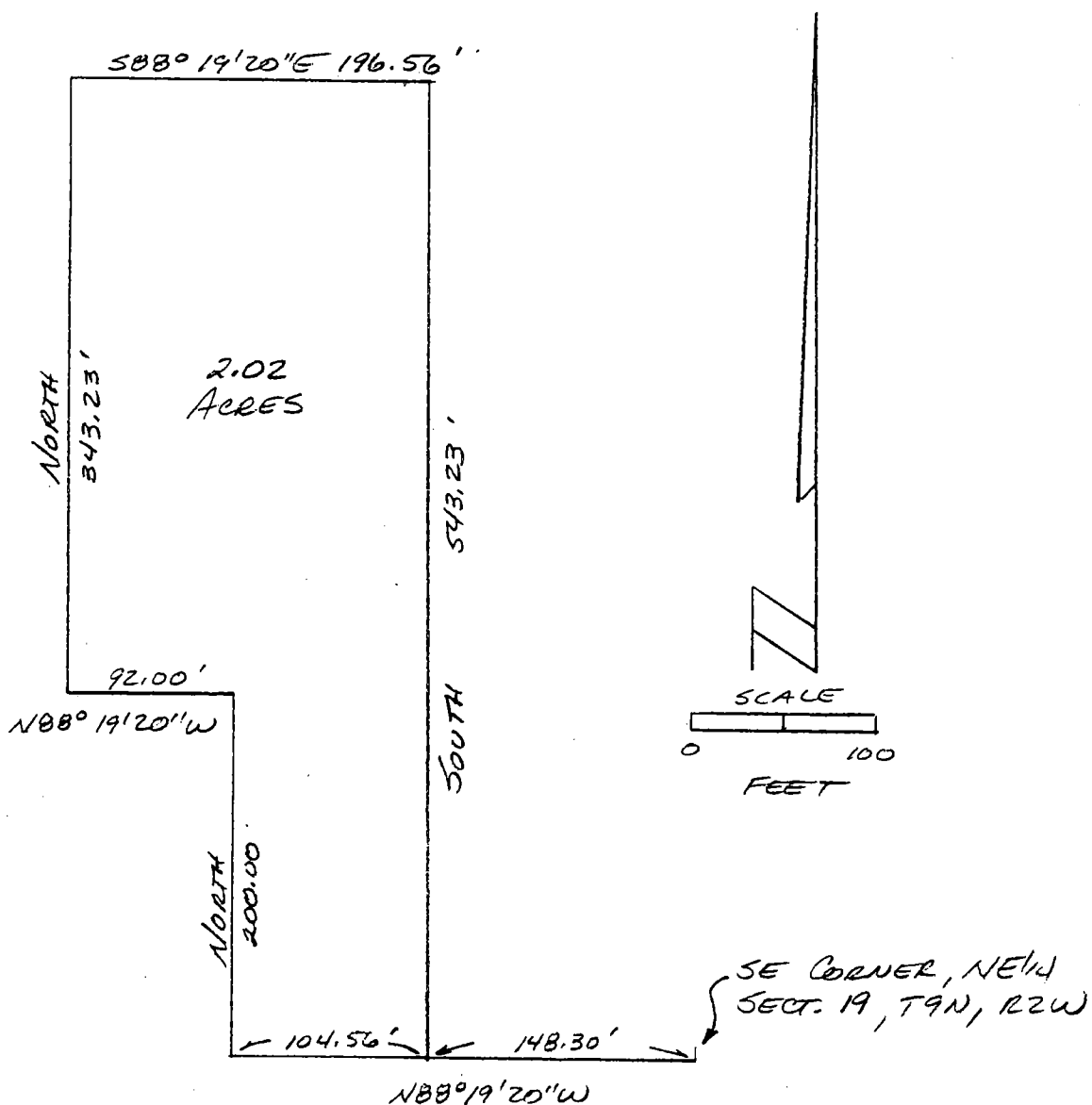


DESCRIPTION:

Part of the Northeast quarter of Section 19, Township 9 North, Range 2 West, Monroe County, Indiana, described as follows: Commencing at the Southeast corner of the said quarter section; thence running North 88 degrees 19 minutes 20 seconds West along the South line of the said quarter section 148.30 feet and to the point of beginning, thence continuing along said South line North 88 degrees 19 minutes 20 seconds West for 8.00 feet; thence leaving the said South line North 543.23 feet; thence South 88 degrees 19 minutes 20 seconds East for 8.00 feet; thence South for 543.23 feet and to the point of beginning. Containing 0.10 acres, more or less.

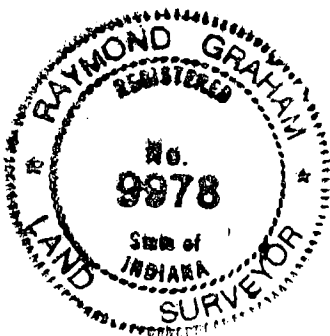


*Raymond Graham*  
 Raymond Graham R.L.S. 9978 Indiana  
 Graham Engineering 615 W. Kirkwood Ave.  
 Bloomington, Indiana 47404  
 April 13, 1999 Job No. 99-186



DESCRIPTION:

Part of the Northeast quarter of Section 19, Township 9 North, Range 2 West, Monroe County, Indiana, described as follows: Commencing at the Southeast corner of said quarter section; thence along the South line of the said quarter section North 88 degrees 19 minutes 20 seconds West for 148.30 feet and to the point of beginning; thence continuing along said South line North 88 degrees 19 minutes 20 seconds West for 104.56 feet; thence leaving the said South line North 200.00 feet; thence North 88 degrees 19 minutes 20 seconds West for 92.00 feet; thence North for 343.23 feet; thence South 88 degrees 19 minutes 20 seconds East for 196.56 feet; thence South for 543.23 feet to the point of beginning. Containing 2.02 acres, more or less.



*Raymond Graham*  
Raymond Graham R.L.S. 9978 Indiana  
Graham Engineering 615 W. Kirkwood Ave.  
Bloomington, Indiana 47404  
April 13, 1999 Job No. 99-186

FL  
Sec  
9

# ABRAM

## TYPE "A" ADMINISTRATIVE SUBDIVISION

### PART OF THE EAST HALF OF SECTION 19 T9N, R2W

### MONROE COUNTY, INDIANA

RECORDER'S STAMP

AUDITOR'S STAMP

#### DEED DESCRIPTION

A part of the East half of Section 19, Township 9 North, Range 2 West, Monroe County, Indiana, described as follows:

Beginning at an existing stone at the Southeast corner of said Section 19; thence running South 89 degrees 42 minutes 21 seconds West for 884.52 feet (Jan. 12, 1980 survey of Raymond Graham cites bearing of West for 884.52 feet) and to an existing iron pipe; thence running North 00 degrees 24 minutes 34 seconds West for 920.81 feet to the true point of beginning and to an iron pipe, with cap, set this survey; thence running West for 1382.50 feet to an iron pipe, with cap, set this survey; thence running North 00 degrees 08 minutes 38 seconds East (Jan. 12, 1980 survey of Raymond Graham cites bearing of North 01 degrees 37 minutes West) for a distance of 3019.25 feet, through an existing iron pipe on the right-of-way of Mallory Road, to the centerline of Mallory Road; thence running over and along the centerline of Mallory Road the following Seven (7) directions and dimensions: South 86 degrees 40 minutes 32 seconds East for 166.75 feet; South 80 degrees 17 minutes 01 seconds East for 210.87 feet; South 69 degrees 22 minutes 30 seconds East for 280.94 feet; South 71 degrees 07 minutes 21 seconds East for 170.36 feet; South 73 degrees 26 minutes 34 seconds East for 154.99 feet; South 76 degrees 28 minutes 29 seconds East for 122.41 feet; South 78 degrees 48 minutes 36 seconds East for 295.26 feet; thence leaving said centerline running South 00 degrees 24 minutes 34 seconds East, through an existing iron pipe on the right-of-way of Mallory Road (Jan. 12 1980 survey of Raymond Graham cites bearing of South) for a distance of 2689.86 feet and to the true point of beginning. Containing 90.00 acres, more or less.

Subject to the right-of-way of Mallory Road.

#### FINAL PLAT DESCRIPTION

##### TRACT 1

A part of the East half of Section 19, Township 9 North, Range 2 West, Monroe County, Indiana, more particularly described as follows:

Commencing at the Southeast corner of said section; thence South 89 degrees 42 minutes 21 seconds West along the South line of said section a distance of 884.52 feet to a 5/8 inch rebar with yellow cap stamped "BRG PC 50920004" hereinafter referred to as a marked 5/8 inch rebar; thence leaving said section line North 00 degrees 24 minutes 34 seconds West 920.81 feet to a marked 5/8 inch rebar; thence South 89 degrees 59 minutes 58 seconds West 1382.47 feet to a 3/4 inch iron pipe; thence North 00 degrees 08 minutes 38 seconds East 1319.03 feet to a marked 5/8 inch rebar at the POINT OF BEGINNING; thence North 89 degrees 59 minutes 58 seconds East 658.21 feet; thence North 00 degrees 08 minutes 38 seconds East, passing through a marked 5/8 inch rebar at 1523.95 feet, a distance of 1548.95 feet to a point in the centerline of Mallory Road; thence with said centerline the following 4 bearings and distances: (1) North 71 degrees 07 minutes 21 seconds West 21.75 feet; (2) North 69 degrees 22 minutes 30 seconds West 280.94 feet; (3) North 80 degrees 17 minutes 01 seconds West 210.87 feet; (4) North 86 degrees 40 minutes 32 seconds West 166.75 feet; thence leaving said centerline South 00 degrees 08 minutes 38 seconds West, passing through a marked 5/8 inch rebar at 25 feet, a distance of 1700.22 feet to the Point of Beginning, containing 24.90 acres, more or less.

Subject to a 25' right-of-way along Mallory Road.

##### TRACT 2

A part of the East half of Section 19, Township 9 North, Range 2 West, Monroe County, Indiana, more particularly described as follows:

Commencing at the Southeast corner of said section; thence South 89 degrees 42 minutes 21 seconds West along the South line of said section a distance of 884.52 feet to a 5/8 inch rebar with yellow cap stamped "BRG PC 50920004" hereinafter referred to as a marked 5/8 inch rebar; thence leaving said section line North 00 degrees 24 minutes 34 seconds West 920.81 feet to a marked 5/8 inch rebar; thence South 89 degrees 59 minutes 58 seconds West 1382.47 feet to a 3/4 inch iron pipe; thence North 00 degrees 08 minutes 38 seconds East 1319.03 feet to a marked 5/8 inch rebar; thence North 89 degrees 59 minutes 58 seconds East 658.21 feet to the POINT OF BEGINNING; thence North 00 degrees 08 minutes 38 seconds East, passing through a marked 5/8 inch rebar at 1523.95 feet, a distance of 1548.95 feet to a point in the centerline of Mallory Road; thence with said centerline the following 3 bearings and distances: (1) South 71 degrees 07 minutes 21 seconds East 148.61 feet; (2) South 73 degrees 26 minutes 34 seconds East 154.99 feet; (3) South 76 degrees 28 minutes 29 seconds East 47.25 feet; thence leaving said centerline South 00 degrees 24 minutes 34 seconds East; passing through a marked 5/8 inch rebar at 25 feet, a distance of 1566.68 feet to a marked 5/8 inch rebar; thence South 89 degrees 59 minutes 58 seconds West 350.50 feet to a marked 5/8 inch rebar; thence North 00 degrees 08 minutes 38 seconds East 121.00 feet to the Point of Beginning, containing 12.71 acres, more or less.

Subject to a 25' right-of-way along Mallory Road.

#### FINAL PLAT DESCRIPTION cont.

##### TRACT 3

A part of the East half of Section 19, Township 9 North, Range 2 West, Monroe County, Indiana, more particularly described as follows:

Commencing at the Southeast corner of said section; thence South 89 degrees 42 minutes 21 seconds West along the South line of said section a distance of 884.52 feet to a 5/8 inch rebar with yellow cap stamped "BRG PC 50920004" hereinafter referred to as a marked 5/8 inch rebar; thence leaving said section line North 00 degrees 24 minutes 34 seconds West 920.81 feet to a marked 5/8 inch rebar at the POINT OF BEGINNING; thence South 89 degrees 59 minutes 58 seconds West 1382.47 feet to a 3/4 inch iron pipe; thence North 00 degrees 08 minutes 38 seconds East 1319.03 feet to a marked 5/8 inch rebar; thence North 89 degrees 59 minutes 58 seconds East 658.21 feet to a marked 5/8 inch rebar; thence South 00 degrees 08 minutes 38 seconds West 121.00 feet to a marked 5/8 inch rebar; thence North 89 degrees 59 minutes 58 seconds East 350.50 feet to a marked 5/8 inch rebar; thence North 00 degrees 24 minutes 34 seconds West 1566.68 feet, passing through a marked 5/8 inch rebar at 1541.68 feet, to a point in the centerline of Mallory Road; thence with said centerline the following 2 bearings and distances: (1) South 76 degrees 28 minutes 29 seconds East 74.68 feet; (2) South 78 degrees 48 minutes 36 seconds East 295.26 feet; thence leaving said centerline South 00 degrees 24 minutes 34 seconds East, passing through a marked 5/8 inch rebar at 25 feet, a distance of 2689.86 feet, to the Point of Beginning, containing 52.40 acres, more or less.

Subject to a 25' right-of-way along Mallory Road.

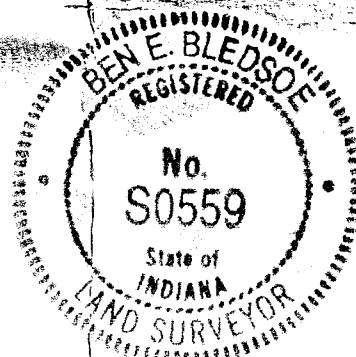
"I AFFIRM, UNDER THE PENALTIES FOR PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW."

This survey was executed according to survey requirements contained in Sections 1 through 19 of 865 IAC 1-12. This certification does not take into consideration additional facts that an accurate and correct title search and/or examination might disclose. Evidence of easements have not been located in the field and are not shown on this survey drawing.

Subject to the above reservation, I hereby certify that the survey work performed on the project shown hereon was performed either by me or under my direct supervision and control and that all information shown is true and correct to the best of my knowledge and belief.

Certified this 28th day October of, 2010

*Ben E. Bledsoe*  
Ben E. Bledsoe  
Registered Land Surveyor No. LS800400559  
State of Indiana



#### OWNER CERTIFICATION

Nathan D. Abram and April S. Abram, owners of the real estate shown and described herein, do hereby certify, layoff, and plat three (3) tracts numbered 1, 2 and 3.

Rights-of-way not heretofore dedicated are hereby dedicated to Monroe County, Indiana. In accordance with this plat and certificate, this plat shall be known as Abram Type "A" Administrative Subdivision.

IN WITNESS WHEREOF, the undersigned Declarant sets their hands and seals this \_\_\_\_\_ day of October, 2010.

By: *Nathan D. Abram*

Nathan D. Abram

*April S. Abram*

April S. Abram

STATE OF INDIANA  
COUNTY OF MONROE

Before me, a Notary Public in and for said County and State, personally appeared Nathan D. Abram and April S. Abram, owners, who acknowledged the execution of the above referenced plat, to be their voluntary act for the uses and purposes therein set forth.

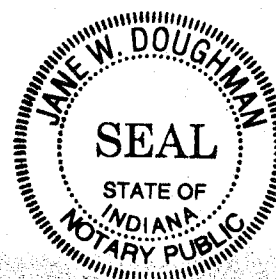
WITNESS my hand and Notarial Seal this \_\_\_\_\_ day of October, 2010.

*Jane W. Doughman*  
Notary Public (Signature)

*JANE W. DOUGHMAN*  
Notary Public (Printed Name)

My Commission Expires: *9/21/2018*

My County of Residence: *Monroe*



Under the authority of Chapter 174, Acts of 1947, as amended General Assembly of the State of Indiana, and the Monroe County Subdivision Ordinance, this plat was approved by the Monroe County Plan Commission at a meeting held on

\_\_\_\_\_, 2010.

\_\_\_\_\_, Secretary  
Monroe County Plan Commission

\_\_\_\_\_, President  
Monroe County Plan Commission

**Bledsoe Riggert Guerrettaz**  
LAND SURVEYING · CIVIL ENGINEERING

1351 West Tapp Road  
Bloomington, Indiana 47403

p: 812-336-8277  
f: 812-336-0817

PLAT DATED: OCTOBER 28, 2010

JOB #7013

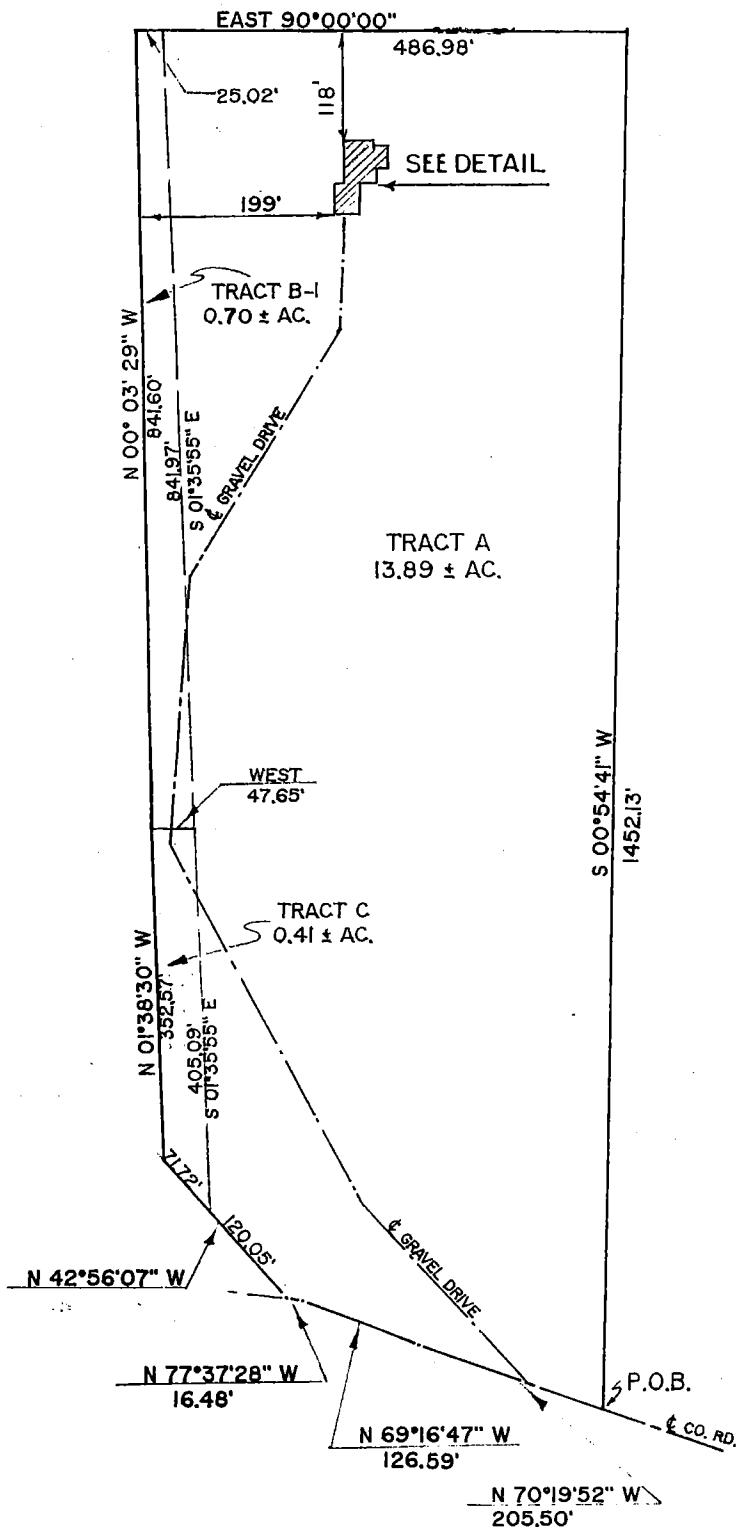
SHEET 2 OF 2

# TRI CO Surveying & Mapping

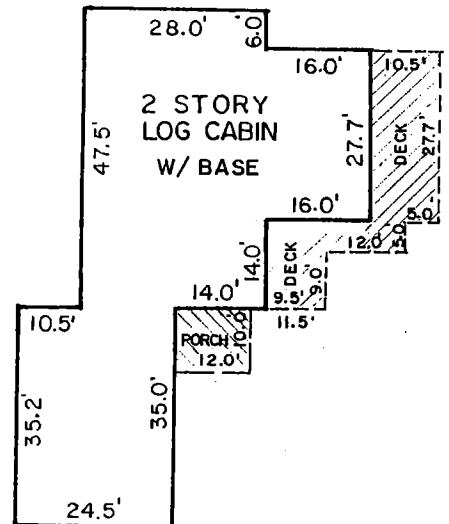
Edmund O. Farkas, Registered Land Surveyor

103 West Temperance  
P.O. Box 96  
Ellettsville, Indiana 47429  
Phone: 812-876-2305

*Scale: Wm*  
4-29-93



**DETAIL:**  
SCALE: 1" = 30'



SCALE:  
1" = 200'

## DESIGNATED PARTIES

MORTGAGEE  
OR ASSIGNEES:  
TITLE CO.:  
OTHER:

SECTION 19, TOWNSHIP 9 NORTH, RANGE 2 WEST

I, the undersigned, an Indiana Registered Land Surveyor, hereby certify that on the date shown, I supervised the inspection of the real estate described herein at the Address indicated. **THIS LOCATION REPORT WAS PREPARED FOR USE BY THE DESIGNATED PARTIES ONLY AND FOR NO ONE ELSE. THE ACCURACY OF THE LOCATION DATA SHOWN IS LIMITED TO THAT REQUIRED BY THE INDIANA "SURVEYOR LOCATION REPORT" MINIMUM REQUIREMENTS UNLESS OTHERWISE SPECIFIED AND EXPLAINED ON THIS DOCUMENT. IF A MORE ACCURATE OR DETAILED LAND SURVEY IS DESIRED OR IF CORNER MONUMENTS ARE REQUIRED, AN INDIANA LAND TITLE SURVEY SHOULD BE ORDERED.**

I further certify that to the best of my knowledge this Location Report conforms with the **SURVEYOR LOCATION REPORT** Minimum Requirements, as adopted by the Indiana Society of Professional Land Surveyors, Inc., on January 29, 1981, and approved by the Title Underwriters of Indiana, Inc., on March 20, 1981.

Revised & Recertified

CERTIFICATION DATE March 21, 1993

SURVEYORS SIGNATURE

SURVEYORS JOB NO.

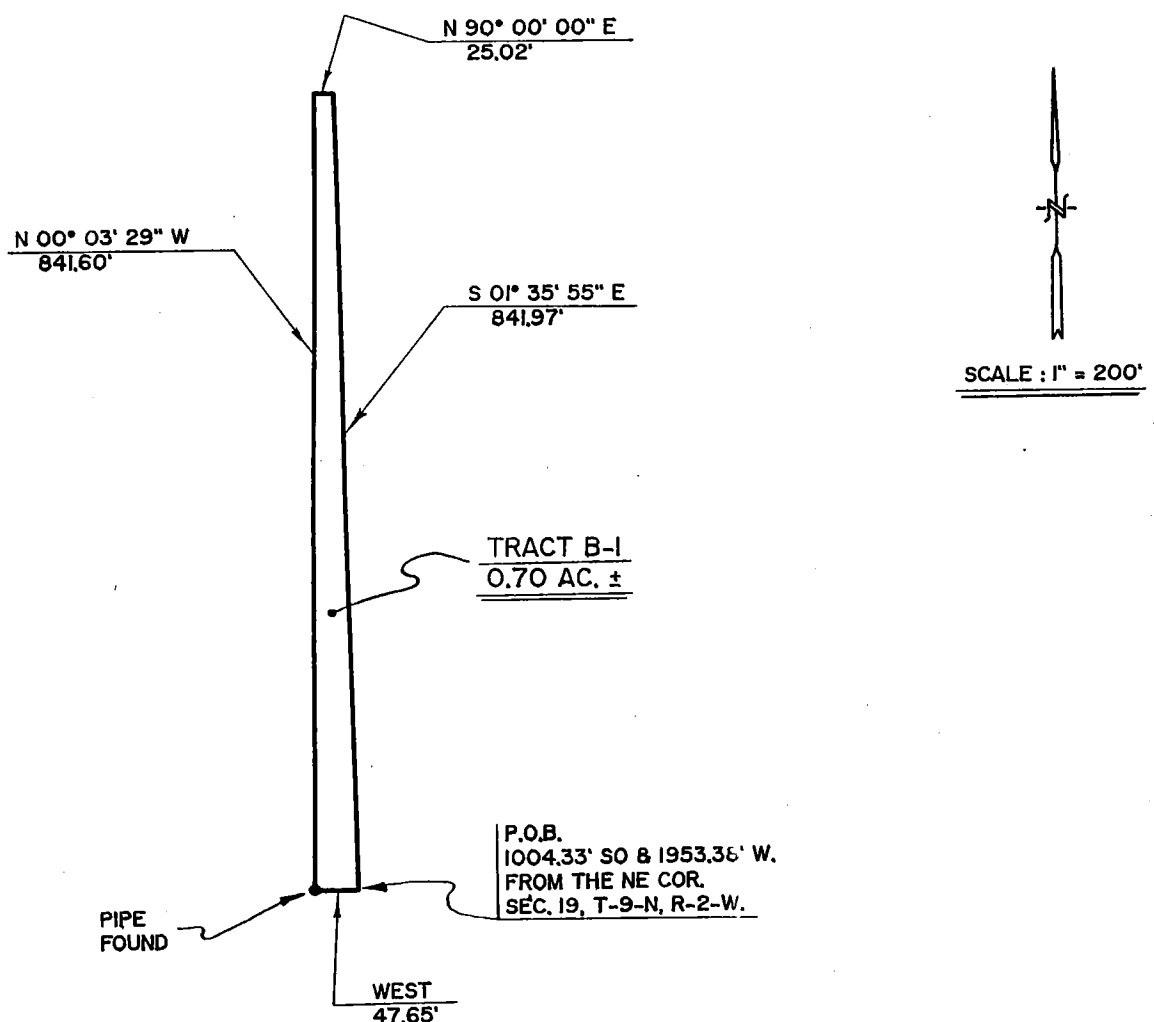
*See 19*  
*Richland*

*1/2*

# TRI CO Surveying & Mapping

Edmund O. Farkas, Registered Land Surveyor

103 West Temperance  
P.O. Box 96  
Ellettsville, Indiana 47429  
Phone: 812-876-2305  
FAX: 812-876-2309



## LEGAL DESCRIPTION

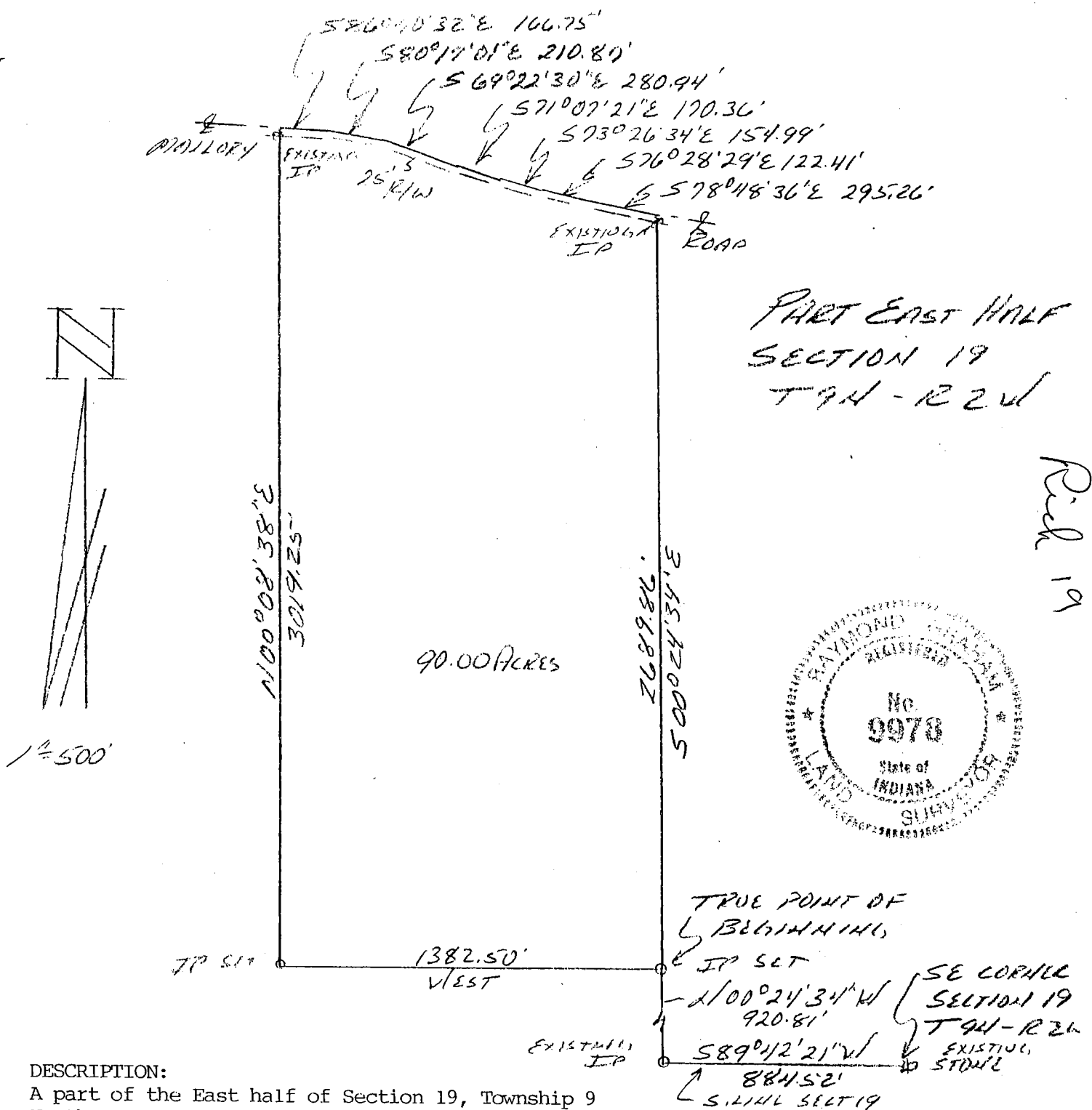
### Tract B-1

A part of the Northeast Quarter of Section Nineteen (19), Township Nine (9) North, Range Two (2) West, Monroe County, Indiana, and more particularly described as follows:

Beginning at a point that is 1004.33 feet South and 1953.38 feet West from the Northeast Corner of said Section Nineteen (19); thence West 47.65 feet to an iron pipe found; thence North Zero 841.60 feet to a point; thence North Ninety (90) Degrees, Zero (00) Minutes, Zero (00) Seconds East 25.02 feet to a point; thence South One (01) Degree, Thirty-five (35) Minutes, Fifty-five (55) Seconds East 841.97 feet to the point of beginning.

Containing 0.70 acres, more or less.

See 19  
Buchland



# DESCRIPTION:

A part of the East half of Section 19, Township 9 North, Range 2 West, Monroe County, Indiana, described as follows: Beginning at an existing stone at the Southeast corner of said Section 19; thence running South 89 degrees 42 minutes 21 seconds West for 884.52 feet (Jan. 12, 1980 survey of Raymond Graham cites bearing of West for 884.52 feet) and to an existing iron pipe; thence running North 00 degrees 24 minutes 34 seconds West for 920.81 feet to the true point of beginning and to an iron pipe, with cap, set this survey; thence running West for 1382.50 feet to an iron pipe, with cap, set this survey; thence running North 00 degrees 08 minutes 38 seconds East (Jan. 12, 1980 survey of Raymond Graham cites bearing of North 01 degree 37 minutes West) for a distance of 3019.25 feet, through an existing iron pipe on the right of way of Mallory Road, to the centerline of Mallory Road; thence running over and along the centerline of Mallory Road the following seven (7) directions and dimensions:

- South 86 degrees 40 minutes 32 seconds East for 166.75 feet;
- South 80 degrees 17 minutes 01 second East for 210.87 feet;
- South 69 degrees 22 minutes 30 seconds East for 280.94 feet;
- South 71 degrees 07 minutes 21 seconds East for 170.36 feet;
- South 73 degrees 26 minutes 34 seconds East for 154.99 feet;
- South 76 degrees 28 minutes 29 seconds East for 122.41 feet;
- South 78 degrees 48 minutes 36 seconds East for 295.26 feet;

thence leaving said centerline running South 00 degrees 24 minutes 34 seconds East, through an existing iron pipe on the right of way of Mallory Road (Jan. 12, 1980 survey of Raymond Graham cites bearing of South) for a distance of 2689.86 feet and to the true point of beginning.

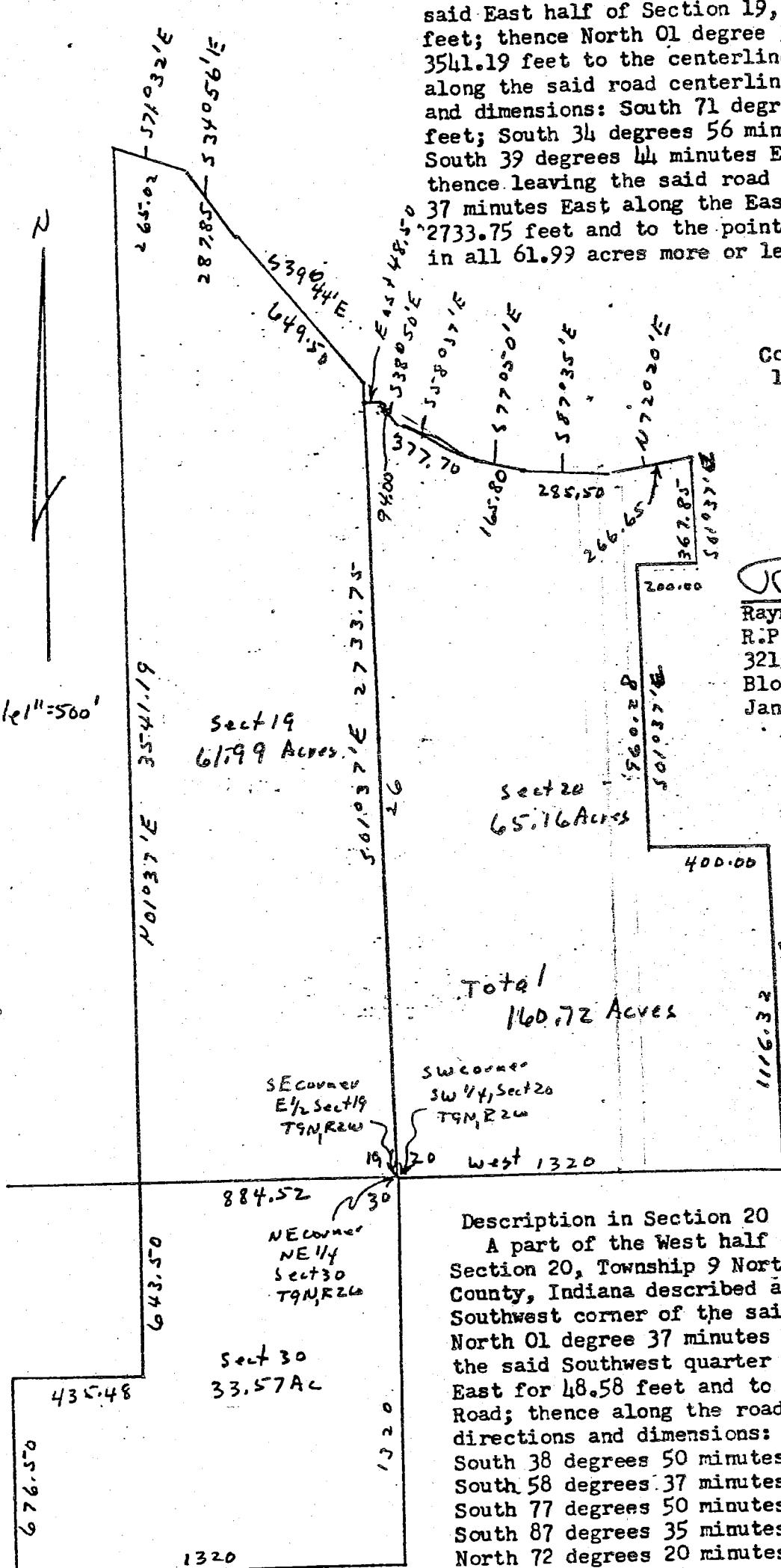
Containing 90.00 acres, more or less.

Subject to a 25.00 foot easement from the centerline of Mallory Road for county highway right of way.

Subject to all easements, rights of way and restrictions of record.

*Raymond Graham*  
 Raymond Graham  
 R.P.E. 8409 L.S. 9978 Indiana  
 3215 N. Smith Pike  
 Bloomington, Indiana  
 November 10, 1994

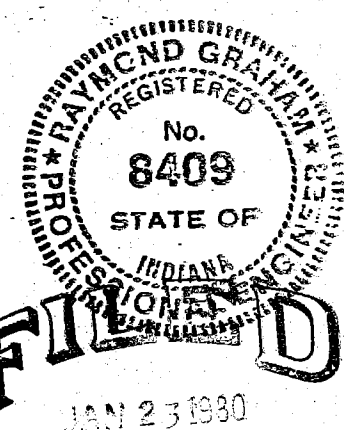
Bingham to Conrad Rich Twp



Description in Sect 17  
A part of the East half of Section 19, Township 9 North, Range 2 West, Monroe County, Indiana described as follows: Beginning at the Southeast corner of the said East half of Section 19, thence West for 884.52 feet; thence North 01 degree 37 minutes West for 3541.19 feet to the centerline of Mallory Road; thence along the said road centerline the following directions and dimensions: South 71 degrees 32 minutes for 265.02 feet; South 34 degrees 56 minutes East for 287.85 feet; South 39 degrees 44 minutes East for 649.50 feet; thence leaving the said road and running South 01 degree 37 minutes East along the East line of said Section for 2733.75 feet and to the point of beginning. Containing in all 61.99 acres more or less.

Containing in all three tracts 160.72 acres more or less.

Raymond Graham  
Raymond Graham  
R.P.E. 8409 Indiana  
3215 N. Smith Pike  
Bloomington, Ind.  
Jan. 12, 1980



Total  
160.72 Acres

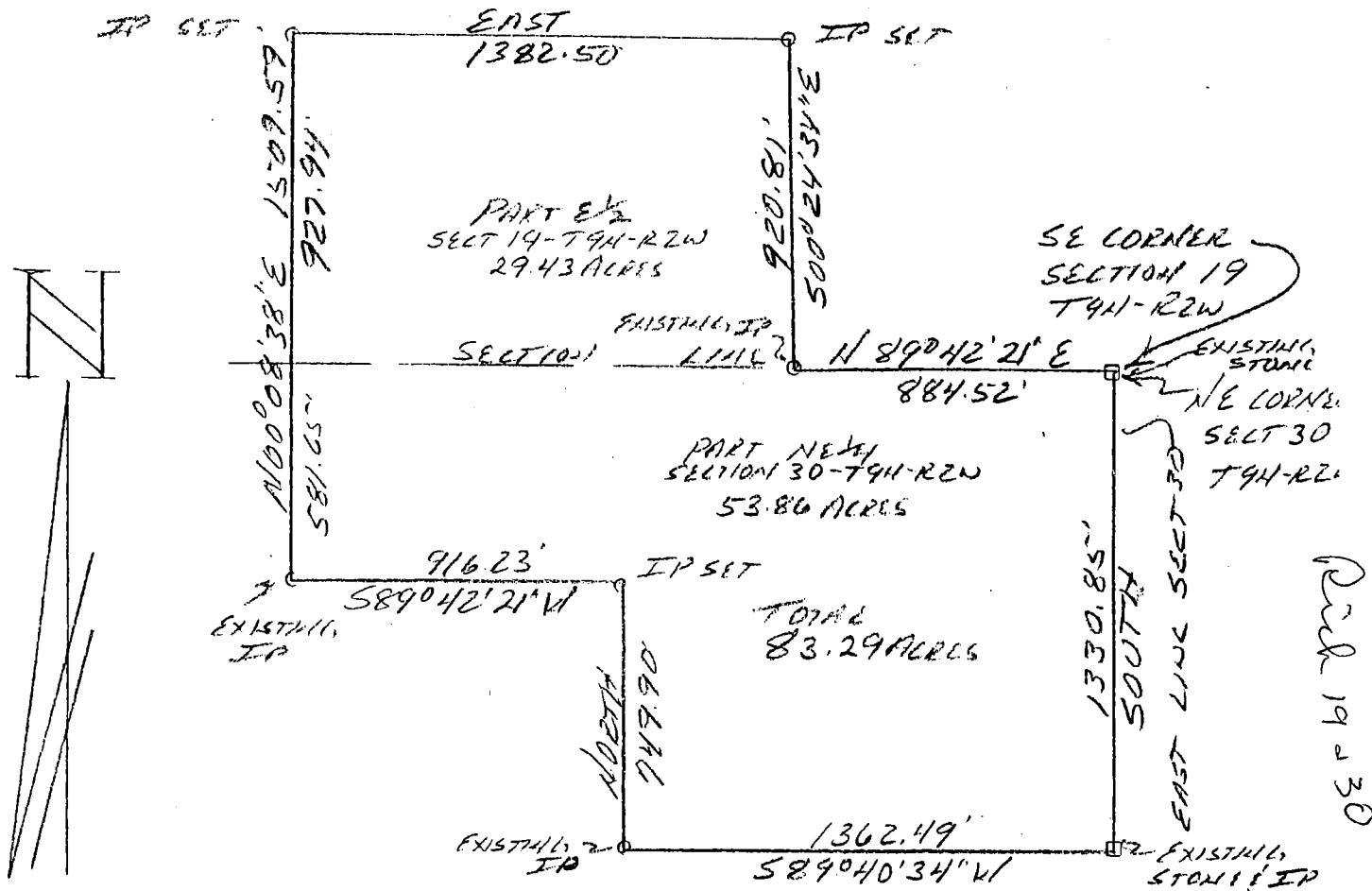
Description in Section 20  
A part of the West half of the Southwest quarter of Section 20, Township 9 North, Range 2 West, Monroe County, Indiana described as follows: Beginning at the Southwest corner of the said Southwest quarter, thence North 01 degree 37 minutes West along the West line of the said Southwest quarter for 2676.50 feet; thence East for 48.58 feet and to the centerline of Mallory Road; thence along the road centerline the following directions and dimensions: South 38 degrees 50 minutes East for 94.00 feet; South 58 degrees 37 minutes East for 377.70 feet; South 77 degrees 50 minutes East for 165.80 feet; South 87 degrees 35 minutes East for 285.50 feet; North 72 degrees 20 minutes East for 266.65 feet; thence leaving said road and running South 01 degree 37 minutes East for 367.85 feet; thence West for 200.00 feet; thence South 01 degree 37 minutes East for 960.28 feet; thence East for 400.00 feet; thence South 01 degree 37 minutes East for 1116.32 feet and to the South line of the said Southwest quarter; thence West on the South line of the said quarter for 1320.00 feet and to the point of beginning. Containing in all 65.16 acres more or less.

Description in Section 30  
A part of the Northeast quarter of Section 30, Township 9 North, Range 2 West, Monroe County, Indiana described as follows: Beginning at the Northeast corner of said quarter thence South for 1320 feet; thence West for 1320.00 feet; thence North for 676.50 feet; thence East for 435.50 feet; thence North for 643.50 feet; thence East for 884.52 feet and to the point of beginning. Containing in all 33.57 acres more or less.

Bingham to Conrad Rich Twp see 19



PART E<sup>1</sup>/<sub>2</sub> SECTION 19-T9N-R2W  
PART NE<sup>1</sup>/<sub>4</sub> SECTION 30-T9N-R2W



DESCRIPTION:

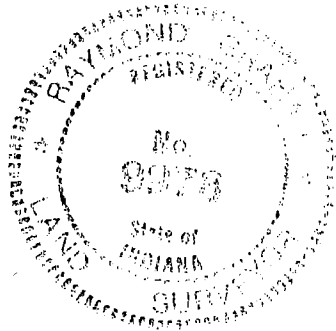
A part of the East half of Section 19, Township 9 North, Range 2 West, and a part of the Northeast quarter of Section 30, Township 9 North, Range 2 West, all in Monroe County, Indiana, described as follows:

Beginning at an existing stone at the Southeast corner of Section 19 (also the Northeast corner of Section 30); thence running South along the East line of Section 30 for 1330.85 feet to and existing stone and iron pipe; thence leaving said East line running South 89 degrees 40 minutes 34 seconds West for 1362.49 feet to an existing iron pipe; thence running North for 749.90 feet to an iron pipe, with cap, set this survey; thence running South 89 degrees 42 minutes 21 seconds West (Jan. 12, 1980 survey of Raymond Graham cites bearing of West) for a distance of 916.23 feet to an existing iron pipe; thence running North 00 degrees 08 minutes 38 seconds East (Jan. 12, 1994 survey of Raymond Graham cites bearing of North 01 degree 37 minutes West) for a distance of 1509.59 feet and to an iron pipe, with cap, set this survey; thence running East for 1382.50 feet to an iron pipe, with cap, set this survey; thence running South 00 degrees 24 minutes 34 seconds East (Jan. 12, 1980 survey of Raymond Graham cites bearing of South) for 920.81 feet and to an existing iron pipe on the South line of Section 19 (North line of Section 30); thence running North 89 degrees 42 minutes 21 seconds East along said Section line (Jan. 12, 1980 survey of Raymond Graham cites bearing of East) for 884.52 feet and to the point of beginning.

Containing:

- 29.43 acres, more or less, in Part East half of Section 19 and
- 53.86 acres, more or less, in Part Northeast quarter of Section 30
- 83.29 acres, more or less, total.

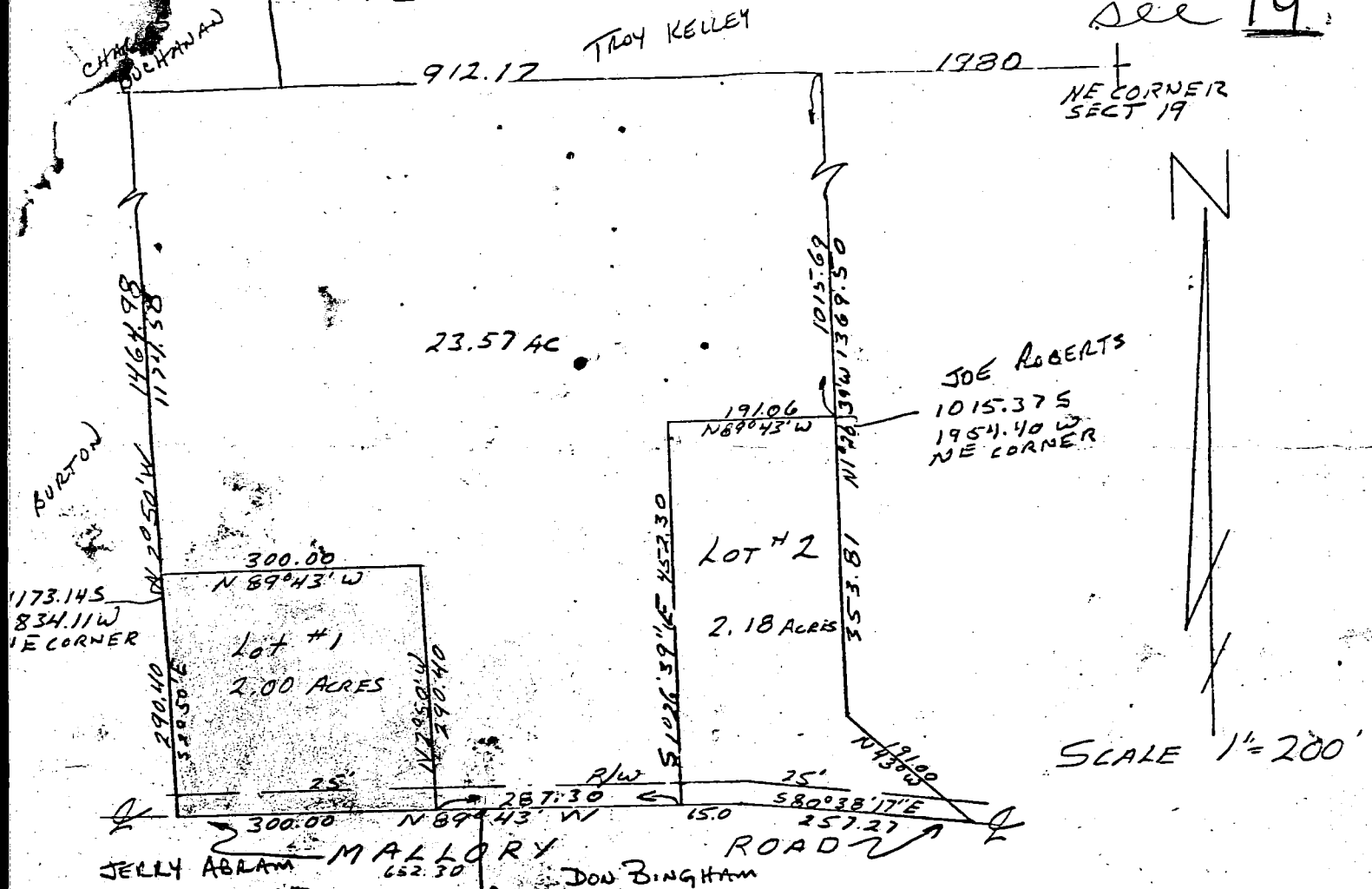
Subject to all easements, rights of way and restrictions of record.



Raymond Graham  
Raymond Graham  
R.P.E. 8409 L.S. 9978 Indiana  
3215 N. Smith Pike  
Bloomington, Indiana  
November 10, 1994

# HENRY BAXTER

Richler  
see 19



## Description Lot #1;

A part of the North half of Section 19, Township 9 North, Range 2 West, Monroe County, Indiana bounded and described as follows; Beginning at a point that is 1173.14 feet South and 2834.11 feet West of the Northeast corner of said Section 19. thence running South 2 degrees 50 minutes East for 290.40 feet and to the centerline of Mallory Road, thence along said centerline South 89 degrees 43 minutes East for 300.00 feet, thence leaving said road North 2 degrees 50 minutes West for 290.40 feet, thence North 89 degrees 43 minutes West for 300.00 feet and to the point of beginning. Containing 2.00 acres more or less. Subject to a 25.00 foot road right-of-way.

## Description Lot #2;

A part of the same Section 19 as described above bounded and described as follows; Beginning at a point that is 1015.37 feet South and 1954.40 feet West of the Northeast corner of said Section 19, thence running North 89 degrees 43 minutes West for 191.06 feet, thence South 1 degree 26 minutes 39 seconds East for 452.30 feet and to the centerline of Mallory Road, thence along said centerline South 89 degrees 43 minutes East for 65.00 feet, thence with said road South 80 degrees 38 minutes 17 seconds East for 257.27 feet, thence leaving said road North 43 degrees West for 191.00 feet, thence North 1 degree 26 minutes 39 seconds West for 353.81 feet and to the point of beginning. Containing 2.18 acres more or less. Subject to a 25.00 foot road right-of-way.

Raymond Graham  
Raymond Graham  
R.P.E. 8409 Indiana  
3215 N. Smith Pike  
Bloomington, Indiana

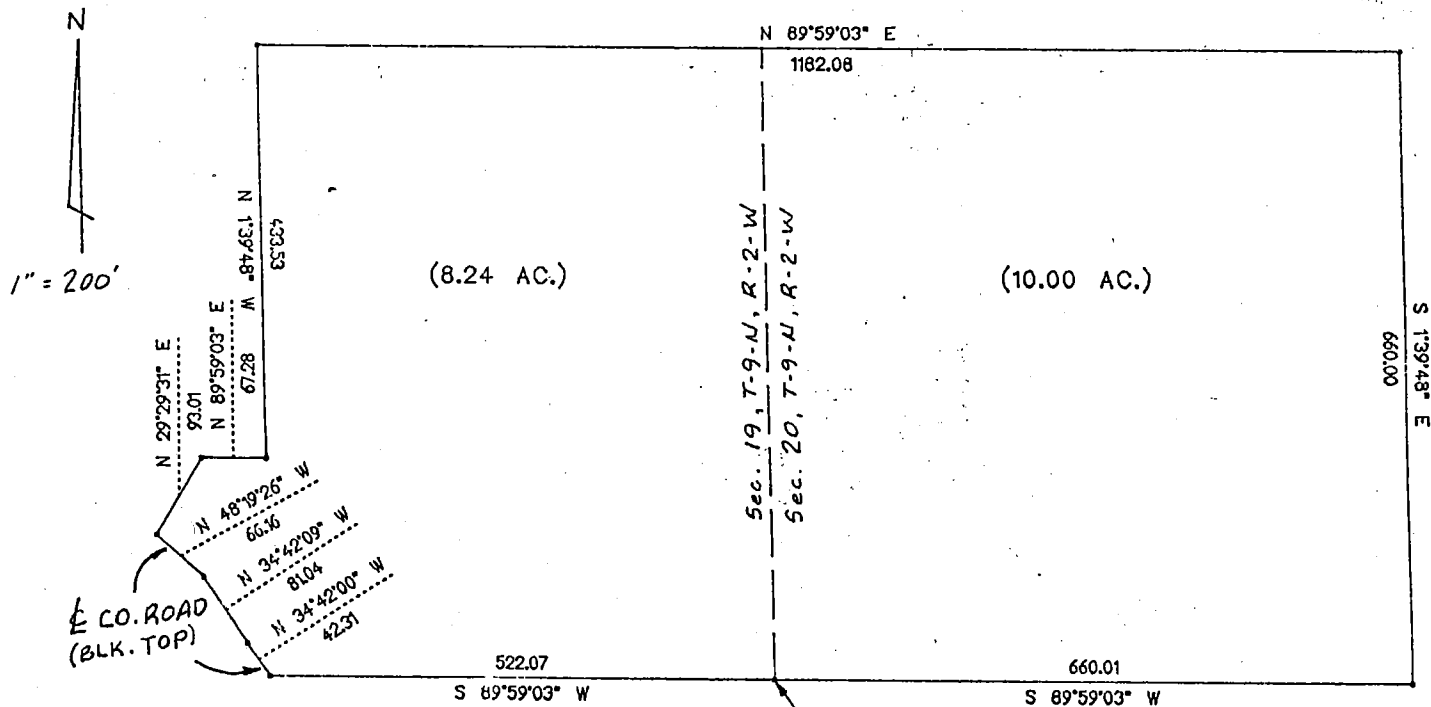
FILED

SEP 6 1983

Auditor Monroe County, Indiana

Part of Sec. 19 and Sec. 20, T-9-N, R-2-W,  
MONROE COUNTY, IND.

(Joseph A. Roberts)



(Bill Baxter)

P.O.B.: S 01° 39' 48" E, 2003.10'  
from the N.E. COR. OF SEC. 19  
T-9-N, R-2-W, Monroe Co., Ind.

DESCRIPTION

A part of the Northeast quarter of Section 19 and a part of the Southwest quarter of the Northwest quarter of Section 20, both in Township 9 North, Range 2 West, Monroe County, Indiana. Described as follows:

Beginning South 01°39'48" East 2003.10 feet from the Northeast Corner of the aforesaid Section 19; thence South 89°59'03" West 522.07 feet; thence North 34°42'00" West 42.31 feet; thence North 34°42'09" West 81.04 feet; thence North 48°19'26" West 66.16 feet; thence North 29°29'31" East 93.01 feet; thence North 89°59'03" East 67.28 feet; thence North 01°39'48" West 433.53 feet; thence North 89°59'03" East 1182.08 feet; thence South 01°39'48" East 660.00 feet; thence South 89°59'03" West 660.01 feet to the place of beginning.

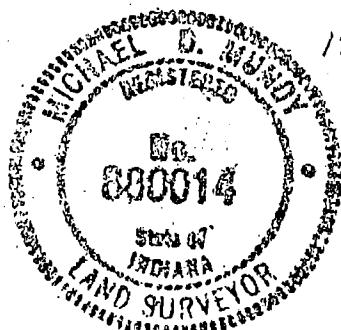
Containing 10.00 acres in the Southwest quarter of the Northwest quarter of Section 20; containing 8.24 acres in the Northeast quarter of Section 19; Containing 18.24 acres in all, more or less.

Certification

I certify that I prepared the above description and plat based on a survey by others provided by client.

*Michael D. Mundy*  
Michael D. Mundy  
Indiana Registered  
Land Surveyor No. 880014

P.O. Box 244  
Ellettsville, Indiana  
47429



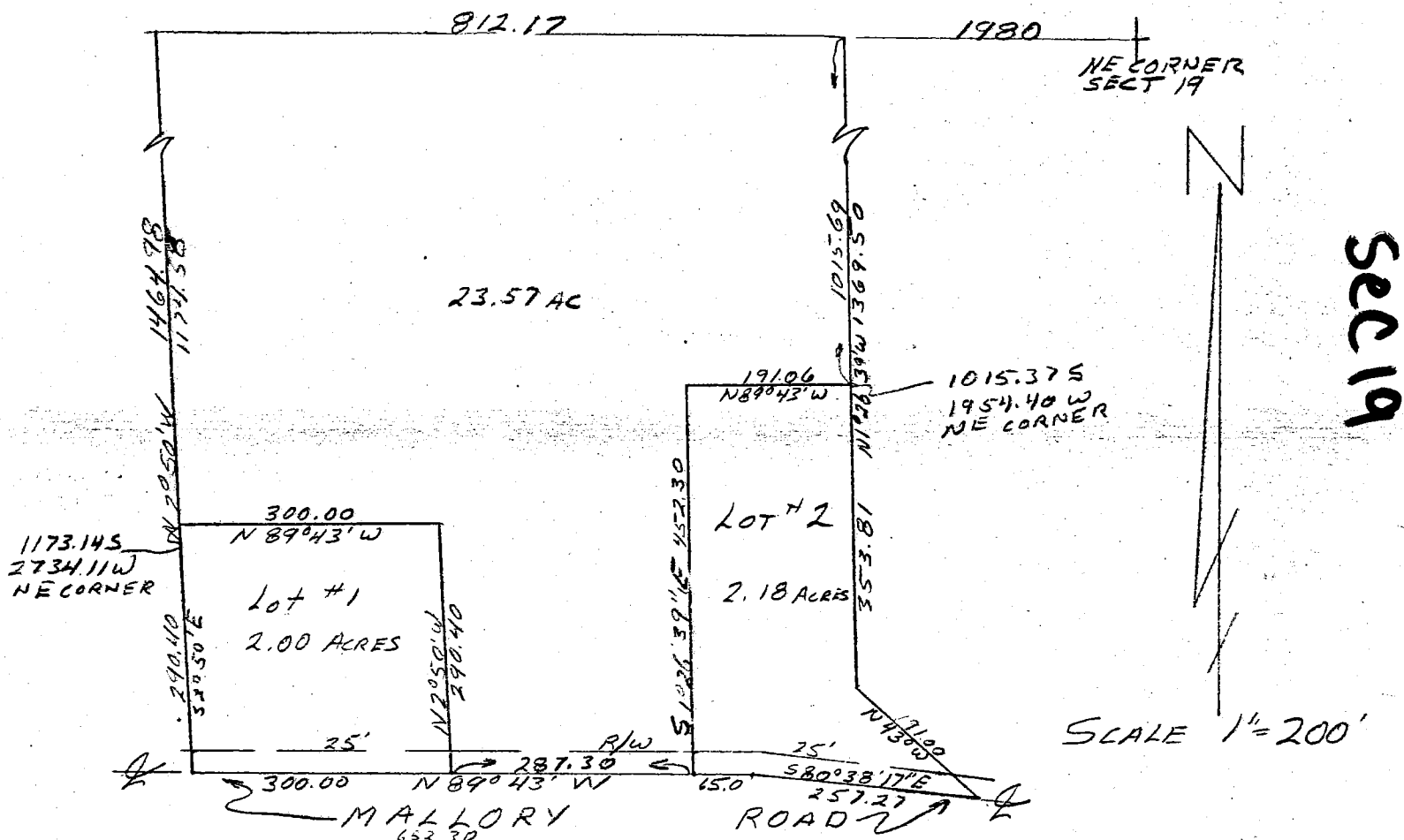
CLIENT: Kenny Scales

There are no improvements on the above real property.

Sec 19 & 20  
(Martindale D.R. 167, PG 516)  
Buckland  
Scales, Wm to Scales, Kenneth

# HENRY BAXTER

Sec 19.

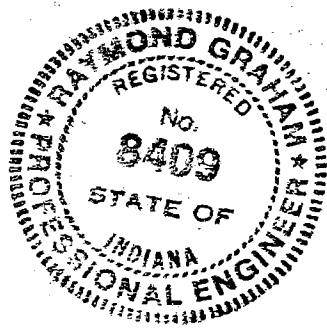


## Description Lot #1;

A part of the North half of Section 19, Township 9 North, Range 2 West, Monroe County, Indiana bounded and described as follows; Beginning at a point that is 1173.14 feet South and 2734.11 feet West of the Northeast corner of said Section 19. thence running South 2 degrees 50 minutes East for 290.40 feet and to the centerline of Mallory Road, thence along said centerline South 89 degrees 43 minutes East for 300.00 feet, thence leaving said road North 2 degrees 50 minutes West for 290.40 feet, thence North 89 degrees 43 minutes West for 300.00 feet and to the point of beginning. Containing 2.00 acres more or less. Subject to a 25.00 foot road right-of-way.

## Description Lot #2

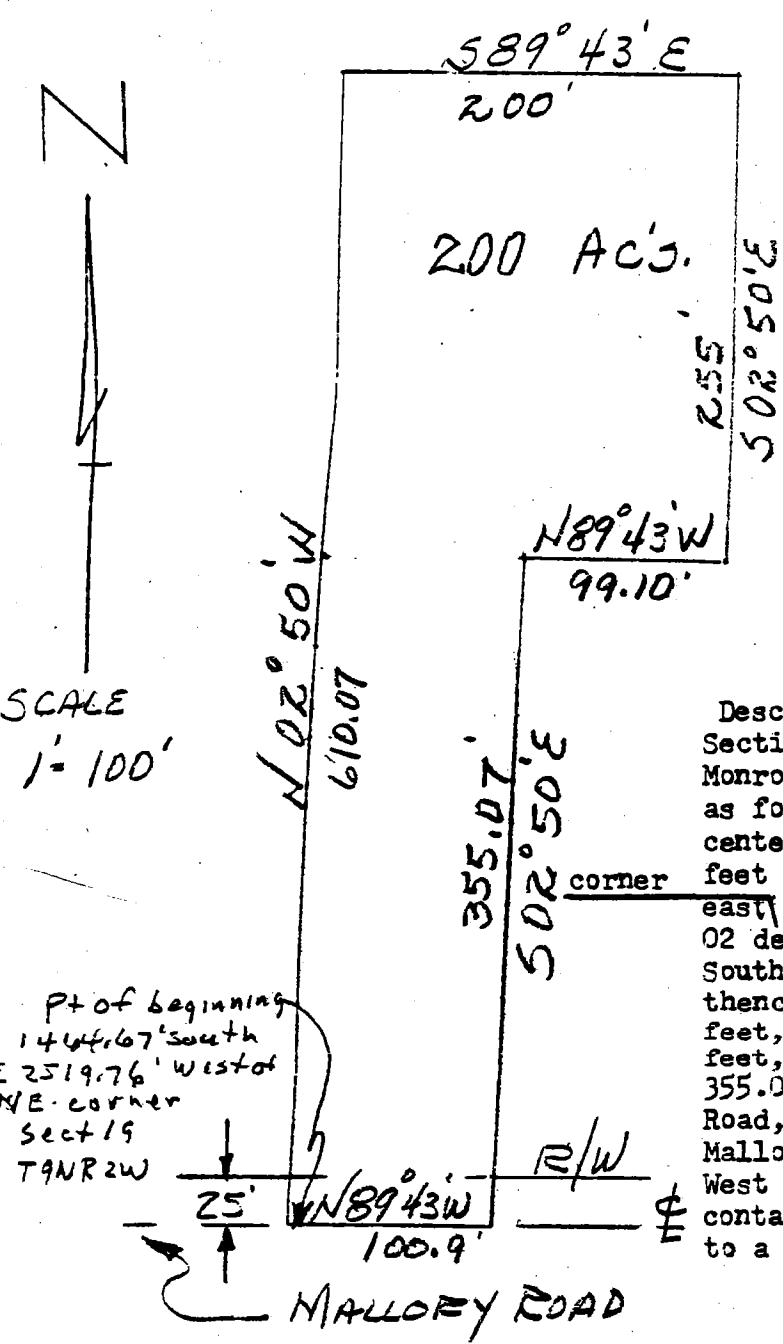
A part of the same Section 19 as described above bounded and described as follows; Beginning at a point that is 1015.37 feet South and 1954.40 feet West of the Northeast corner of said Section 19, thence running North 89 degrees 43 minutes West for 191.06 feet, thence South 1 degrees 26 minutes 39 seconds East for 452.30 feet and to the centerline of Mallory Road, thence along said centerline South 89 degrees 43 minutes East for 65.00 feet, thence with said road South 80 degrees 38 minutes 17 seconds East for 257.27 feet, thence leaving said road North 43 degrees West for 191.00 feet, thence North 1 degree 26 minutes 39 seconds West for 353.81 feet and to the point of beginning. Containing 2.18 acres more or less. Subject to a 25.00 foot road right-of-way.



*Raymond Graham*  
 Raymond Graham  
 R.P.E. 8409 Indiana  
 3215 N. Smith Pike  
 Bloomington, Indiana

Sec 19

RAY BAXTER

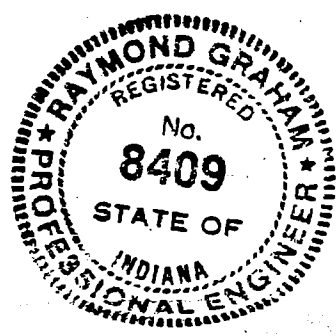


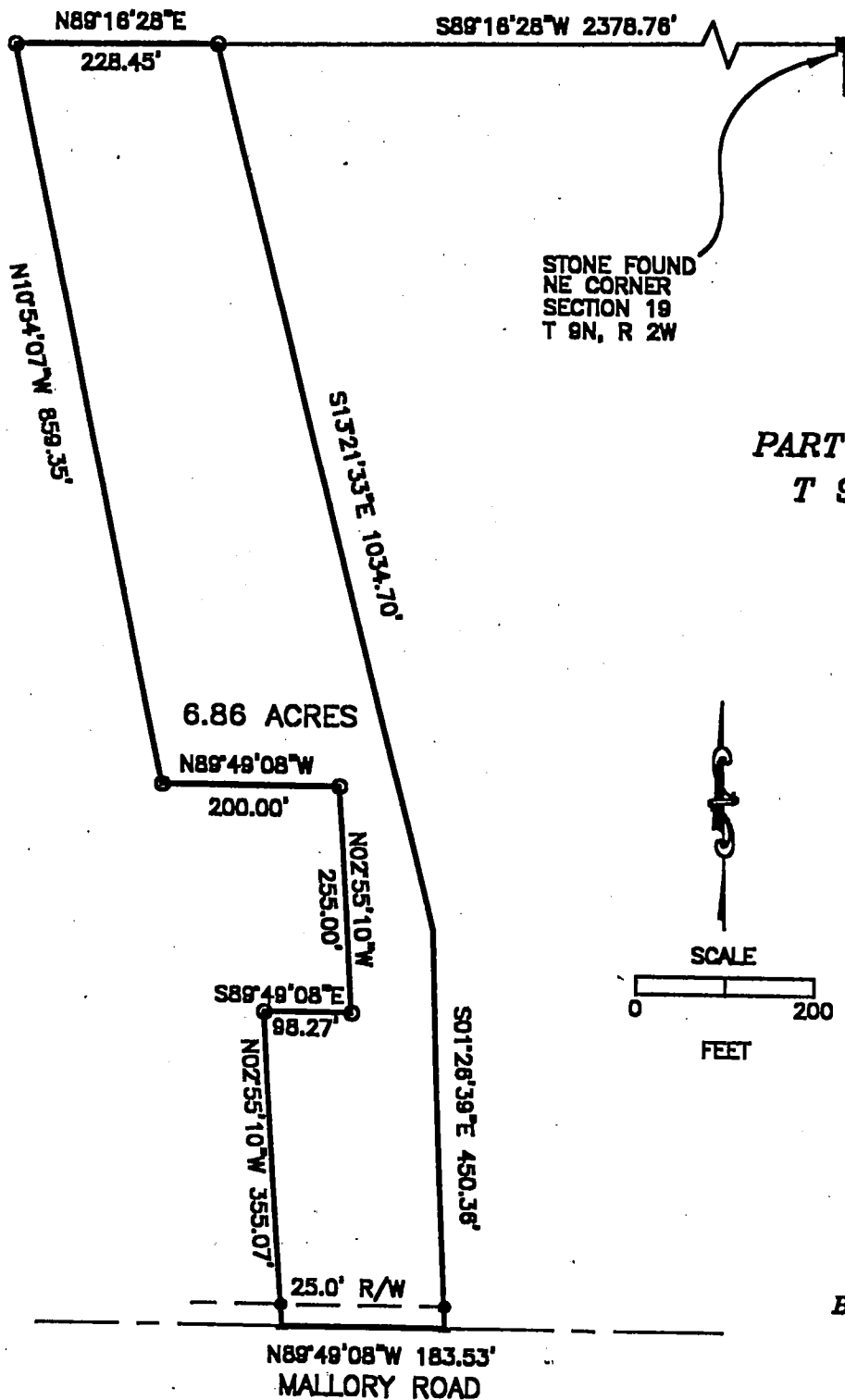
**FILED**  
MAY 11 1983

*W. Simpson*  
Auditor Monroe County, Indiana

Description: A part of the North half of Section 19, Township 9 North, Range 2 West, Monroe county, Indiana bounded and described as follows: Beginning at a point in the centerline of Mallory Road that is 1464.67 feet South and 2519.76 feet West of the Northeast of said Section 19, thence running North 02 degrees 50 minutes West 610.07 feet, thence South 89 degrees 43 minutes East 200 feet, thence South 02 degrees 50 minutes East 255 feet, thence North 89 degrees 43 minutes 99.10 feet, thence South 02 degrees 50 minutes East, 355.07 feet to the center line of Mallory Road, thence over and along the centerline of Mallory Road North 89 degrees 43 minutes West 100.10 feet to the point of beginning, containing 2.00 acres more or less. Subject to a 25 foot county road right-of-way.

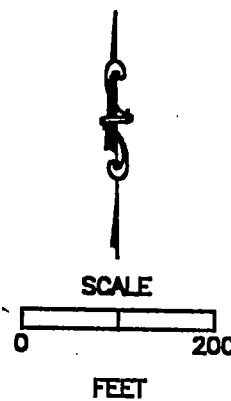
*Raymond Graham*  
Raymond Graham  
R.P.E. 8409, LS. 9976, IND.  
3215 North Smith Pike  
Bloomington, Indiana  
November 1, 1982





**PART SECTION 19  
T 9N, R 2W**

- = PIPE FOUND
- = 5/8" REBAR W/ CAP SET
- ▲ = PK NAIL SET



**BAXTER TO SHULTZ**

**DESCRIPTION:**

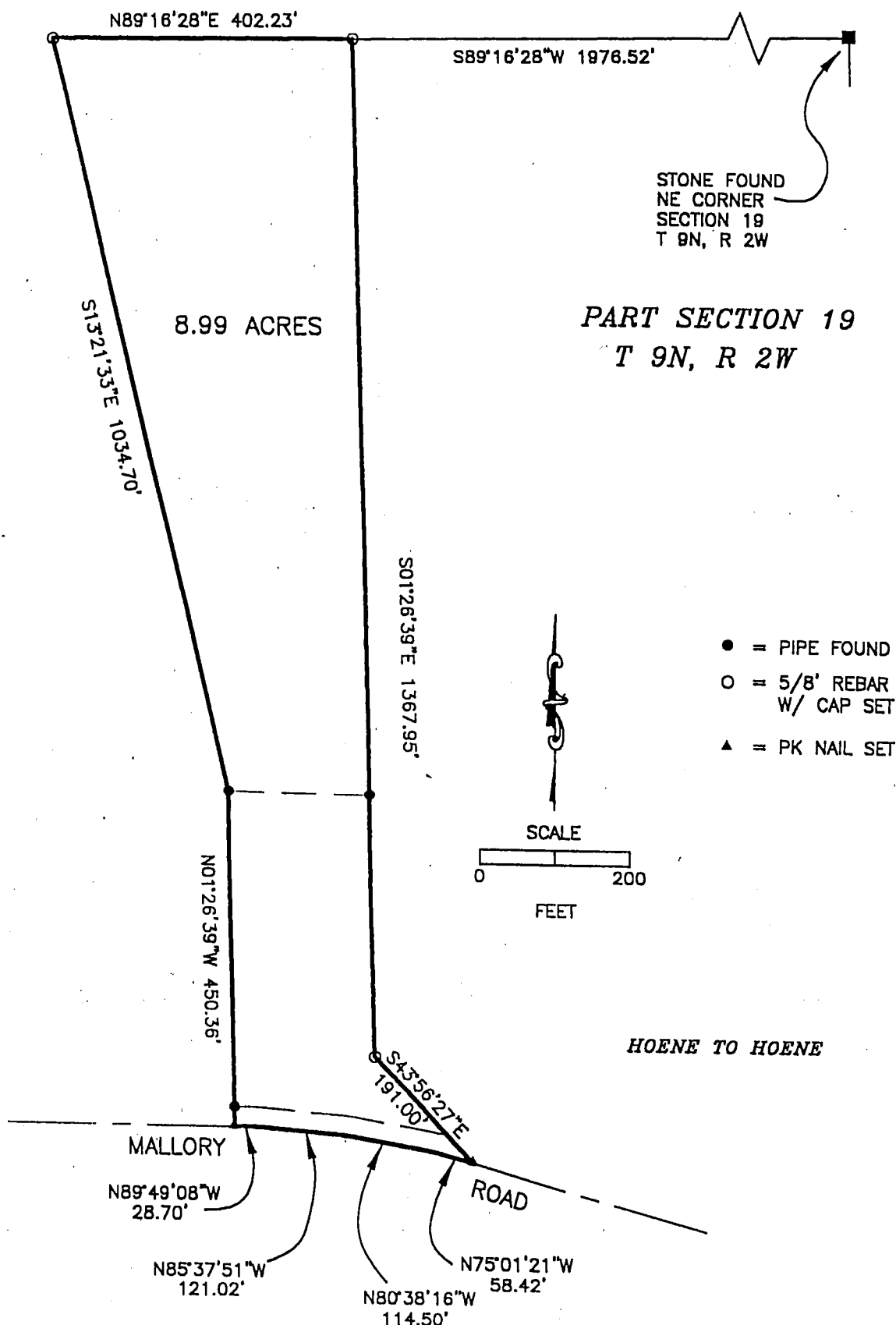
A PART OF THE NORTH HALF OF SECTION 19, TOWNSHIP 9 NORTH, RANGE 2 WEST, MONROE COUNTY, INDIANA, DESCRIBED AS FOLLOWS: COMMENCING AT A STONE FOUND AT THE NORTHEAST CORNER OF THE SAID SECTION; THENCE ALONG THE NORTH LINE OF SAID SECTION SOUTH 89 DEGREES 18 MINUTES 28 SECONDS WEST FOR 2378.76 FEET AND TO THE POINT OF BEGINNING; THENCE LEAVING THE SAID NORTH SECTION LINE SOUTH 13 DEGREES 21 MINUTES 33 SECONDS EAST FOR 1034.70 FEET; THENCE SOUTH 01 DEGREE 28 MINUTES 39 SECONDS FOR 450.36 FEET AND TO THE CENTERLINE OF MALLORY ROAD; THENCE ALONG THE SAID ROAD CENTERLINE NORTH 89 DEGREES 49 MINUTES 08 SECONDS WEST FOR 183.53 FEET; THENCE LEAVING THE SAID ROAD CENTERLINE NORTH 02 DEGREES 55 MINUTES 10 SECONDS WEST FOR 355.07 FEET; THENCE SOUTH 39 DEGREES 49 MINUTES 08 SECONDS EAST FOR 98.27 FEET; THENCE NORTH 02 DEGREES 55 MINUTES 10 SECONDS WEST FOR 255.00 FEET; THENCE NORTH 89 DEGREES 49 MINUTES 08 SECONDS WEST FOR 200.00 FEET; THENCE NORTH 10 DEGREES 54 MINUTES 07 SECONDS WEST FOR 859.35 FEET AND TO THE SAID NORTH LINE OF SAID SECTION; THENCE ALONG SAID NORTH SECTION LINE NORTH 89 DEGREES 18 MINUTES 28 SECONDS EAST FOR 228.45 FEET AND TO THE POINT OF BEGINNING. CONTAINING 6.86 ACRES. MORE OR LESS. SUBJECT TO A 25.00 FOOT COUNTY HIGHWAY RIGHT OF WAY FROM THE CENTERLINE OF MALLORY ROAD.



SURVEYOR'S SIGNATURE

*Raymond Graham*  
 RAYMOND GRAHAM  
 R.P.E. 8409 R.L.S. 9978  
 615 WEST KIRKWOOD AVENUE  
 BLOOMINGTON, IN 47404  
 MARCH 2, 2000 JOB NO. 99-589

*Part 19*



# DESCRIPTION:

A PART OF THE NORTH HALF OF SECTION 19, TOWNSHIP 9 NORTH, RANGE 2 WEST, MONROE COUNTY, INDIANA, DESCRIBED AS FOLLOWS: COMMENCING AT A STONE FOUND AT THE NORTHEAST CORNER OF SAID SECTION 19; THENCE ALONG THE NORTH LINE OF SAID SECTION SOUTH 89 DEGREES 16 MINUTES 28 SECONDS WEST FOR 1976.52 FEET AND TO THE POINT OF BEGINNING; THENCE LEAVING THE SAID NORTH SECTION LINE SOUTH 01 DEGREE 26 MINUTES 39 SECONDS EAST FOR 1367.95 FEET; THENCE SOUTH 43 DEGREES 56 MINUTES 27 SECONDS EAST FOR 191.00 FEET AND TO THE CENTERLINE OF MALLORY ROAD; THENCE WITH THE SAID ROAD CENTERLINE NORTH 75 DEGREES 01 MINUTE 21 SECONDS WEST FOR 58.42 FEET; THENCE NORTH 80 DEGREES 38 MINUTES 16 SECONDS WEST FOR 114.50 FEET; THENCE NORTH 85 DEGREES 37 MINUTES 51 SECONDS WEST FOR 121.02 FEET; THENCE NORTH 89 DEGREES 49 MINUTES 08 SECONDS WEST FOR 28.70 FEET; THENCE LEAVING THE SAID ROAD CENTERLINE NORTH 01 DEGREE 26 MINUTES 39 SECONDS WEST FOR 450.36 FEET; THENCE NORTH 13 DEGREES 21 MINUTES 33 SECONDS WEST FOR 1034.70 FEET AND TO THE NORTH LINE OF SAID SECTION; THENCE ALONG SAID NORTH LINE NORTH 89 DEGREES 16 MINUTES 28 SECONDS EAST FOR 402.23 FEET AND TO THE POINT OF BEGINNING.

CONTAINING 8.99 ACRES, MORE OR LESS.

SUBJECT TO A 25.00 FOOT COUNTY HIGHWAY RIGHT OF WAY FROM THE CENTERLINE OF MALLORY ROAD.



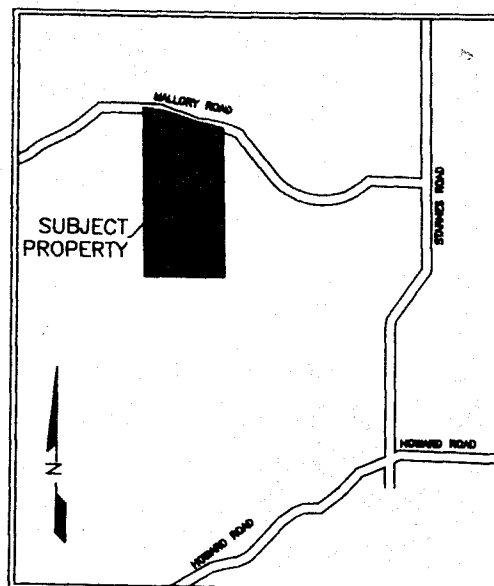
SURVEYOR'S SIGNATURE

*Raymond Graham*  
 RAYMOND GRAHAM  
 R.P.E. 8409 R.L.S. 9978  
 615 WEST KIRKWOOD AVE.  
 BLOOMINGTON, IN 47404  
 MARCH 2, 2000 JOB NO. 99-589



Richland 19

**ABRAM**  
**TYPE "A" ADMINISTRATIVE SUBDIVISION**  
**PART OF THE EAST HALF OF SECTION 19, T9N, R2W**  
**MONROE COUNTY, INDIANA**

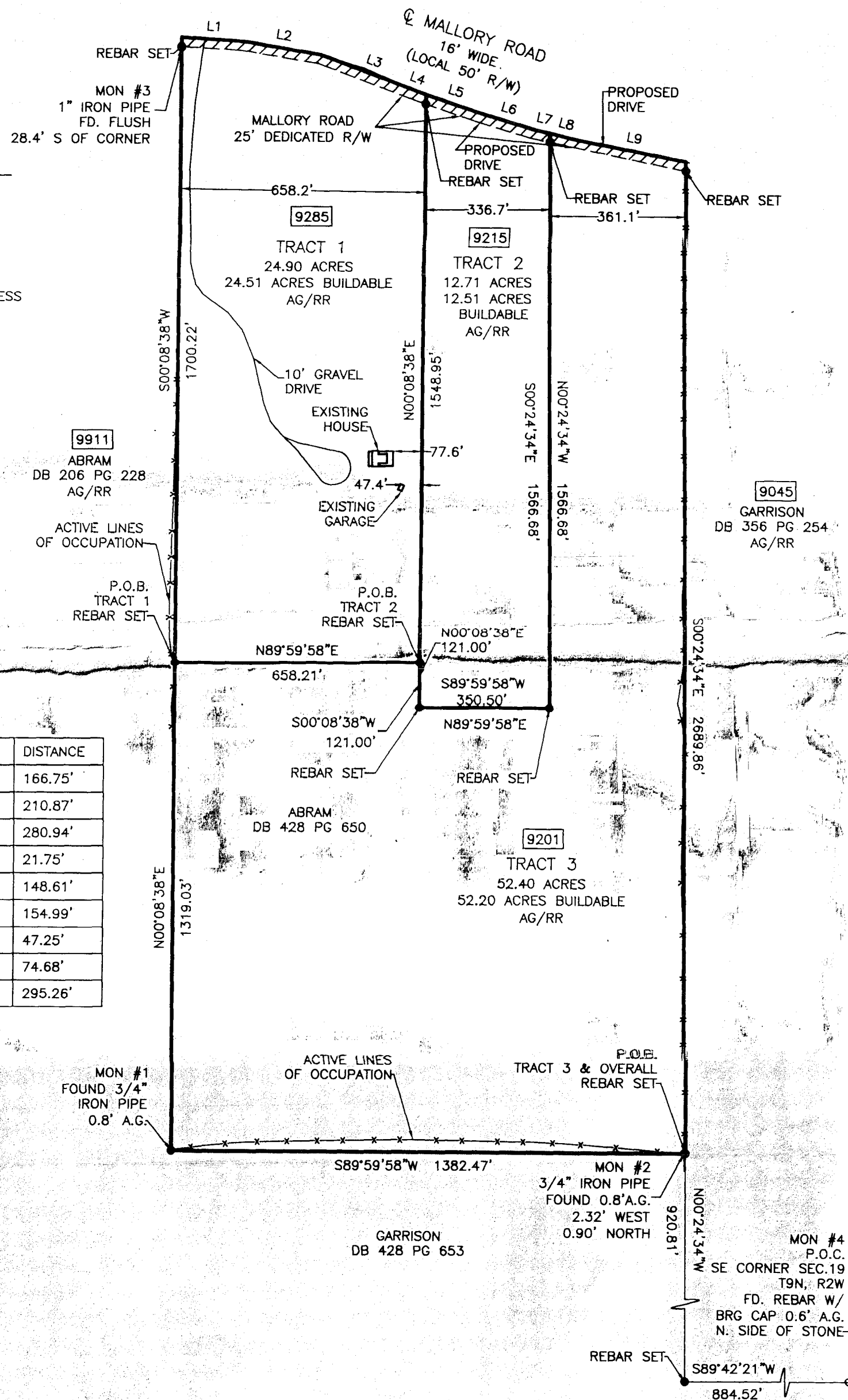


LOCATION MAP  
NOT TO SCALE

**LEGEND:**

- X— FENCE
- A.G. ABOVE GROUND
- B.G. BELOW GROUND
- XXXX ADDRESS
- 5/8" REBAR W/CAP SET  
"BRG PC50920004" UNLESS  
NOTED OTHERWISE
- IRON PIPE FOUND

NUMBER	DIRECTION	DISTANCE
L1	N86°40'32"W	166.75'
L2	N80°17'01"W	210.87'
L3	N69°22'30"W	280.94'
L4	N71°07'21"W	21.75'
L5	S71°07'21"E	148.61'
L6	S73°26'34"E	154.99'
L7	S76°28'29"E	47.25'
L8	S76°28'29"E	74.68'
L9	S78°48'36"E	295.26'



In accordance with Title 865, 1-12-1 through 1-12-30 of the Indiana Administrative Code, the following observations and opinions are submitted regarding the various uncertainties in the locations of the lines and corners established on this survey as a result of:

- (a) Reference monuments of record
- (b) Title documents of record
- (c) Evidence of active lines of occupation
- (d) Relative Positional Accuracy "RPA"

The Relative Positional Accuracy "RPA" (due to random errors in measurement) of this survey is within that allowable for a rural survey (0.26 feet plus 200 ppm) as defined IAC, Title 865. ("Relative Positional Accuracy" means the value expressed in feet or meters that represents the uncertainty due to random errors in measurements in the location of any point on a survey relative to any other point on the same survey at the 95 percent confidence level.)

In regard to monuments, point (a) above, in many cases the original section corners were not perpetuated or have need obliterated with time and therefore existing topographical features and monuments of modern origin provide the only evidence of the corner's most PROBABLE and/or ACCEPTED POSITION. In the absence of CREDIBLE physical and/or record evidence then proportional measurement has been used to establish the points of division of the section.

Section corners found or established by topographical features, monuments of modern origin or proportional measurement will be labeled as "ACCEPTED CORNER" on the plat of survey and are subject to undiscovered evidence regarding the true location of said corners. Uncertainty that surrounds an "ACCEPTED CORNER" is inherently passed to any parcel corner dependent upon the position of the section corner. Uncertainty of "ACCEPTED CORNERS" cannot be determined as the position of the "TRUE or ORIGINAL" corner is unknown. If any uncertainty is reported it is only an estimate.

In regard to "ACTIVE LINES OF OCCUPATION", point (c) above: ACTIVE refers to lines which are marked by visible, obvious, well defined and maintained, man-made or placed objects, such as, but not limited to, fences, hedges and retaining walls. The uncertainty cited for a line of occupation is general in nature and is NOT intended to be specific for every point along the line. Therefore portions of the occupation line may vary from the surveyed line by a distance greater or less than uncertainty cited in this report.

This survey is a Retracement Survey.

This survey was performed at the request of Not Abram.

The property is currently in the name of Nathan D. and April S. Abram (DB 428 page 650)

The field work was completed in September, 2010.

The purpose of this survey is to subdivide the parcel into 3 tracts.

**SURVEYS OF RECORD:**

1. Graham survey of subject parcel dated November 1999.

**MONUMENTS FOUND:** All in Section 19, Township 9 North, Range 2 West

1. Southwest corner of subject parcel per Graham survey; 3/4 inch iron pipe.
2. Southeast corner subject parcel per Graham survey; 3/4 inch iron pipe leaning.
3. Northwest corner subject parcel per Graham survey; 1" iron pipe.
4. Southeast corner Section 19; stone per Monroe County surveyor ties.

**DEED ANALYSIS:**

There was no discrepancy in the deed.

**ESTABLISHMENT OF LINES AND CORNERS:**

The West line (1) to (3) was held as the basis of bearing and the deed was calculated at record. The pipe (2) at the Southeast corner of the property was 2.32 feet West and 0.9 feet North of its record location. It appeared to have possibly been moved. All other corners checked within 1 foot of record and original corners were held.

As a result of the above observations, it is my opinion that the uncertainties in the location of the lines and corners established on this survey are as follows:

Due to Availability and condition of reference monuments; 1 foot.

Due to Occupation or possession lines; fences as shown.

Due to Clarity or ambiguity of the record description used and of adjoiners' descriptions and the relationship of the lines of the subject tract with adjoiners' lines; none noted.

**OWNER/DEVELOPER**  
NATHAN D. & APRIL S. ABRAM  
9285 W. Mallory Road  
Bloomington, IN 47404  
Phone: 812-876-5665

**RECORD INFORMATION:**  
NATHAN D. & APRIL S. ABRAM  
Deed Book 428, Page 650  
Tax Parcel #  
53-04-19-400-002.000-011

**ZONING:**  
Subject and Adjoiners: AG/RR

**FLOOD ZONE:**  
NOT LOCATED IN A  
FLOOD HAZARD AREA BY  
COMMUNITY PANEL # 180444 0003 C  
DATED: AUGUST 2, 1995

**AGRICULTURE/RURAL RESIDENTIAL (AG/RR)**  
**SETBACKS:**

FRONT = 25' from R/W.  
SIDE = 15' for residential and residential accessory structures, 50' for other structures  
REAR = 35' for residential and residential accessory structures, 50' for other structures

**NOTES:**  
1. All rebar set are 5/8 inch and have a yellow cap stamped "BRG PC50920004" and are 0.3' above ground unless noted.

**Bledsoe Riggert Guerrettaz**  
LAND SURVEYING · CIVIL ENGINEERING

1351 West Tapp Road  
Bloomington, Indiana 47403

p: 812-336-8277  
f: 812-336-0817

PLAT DATED: OCTOBER 28, 2010

**FINAL PLAT**

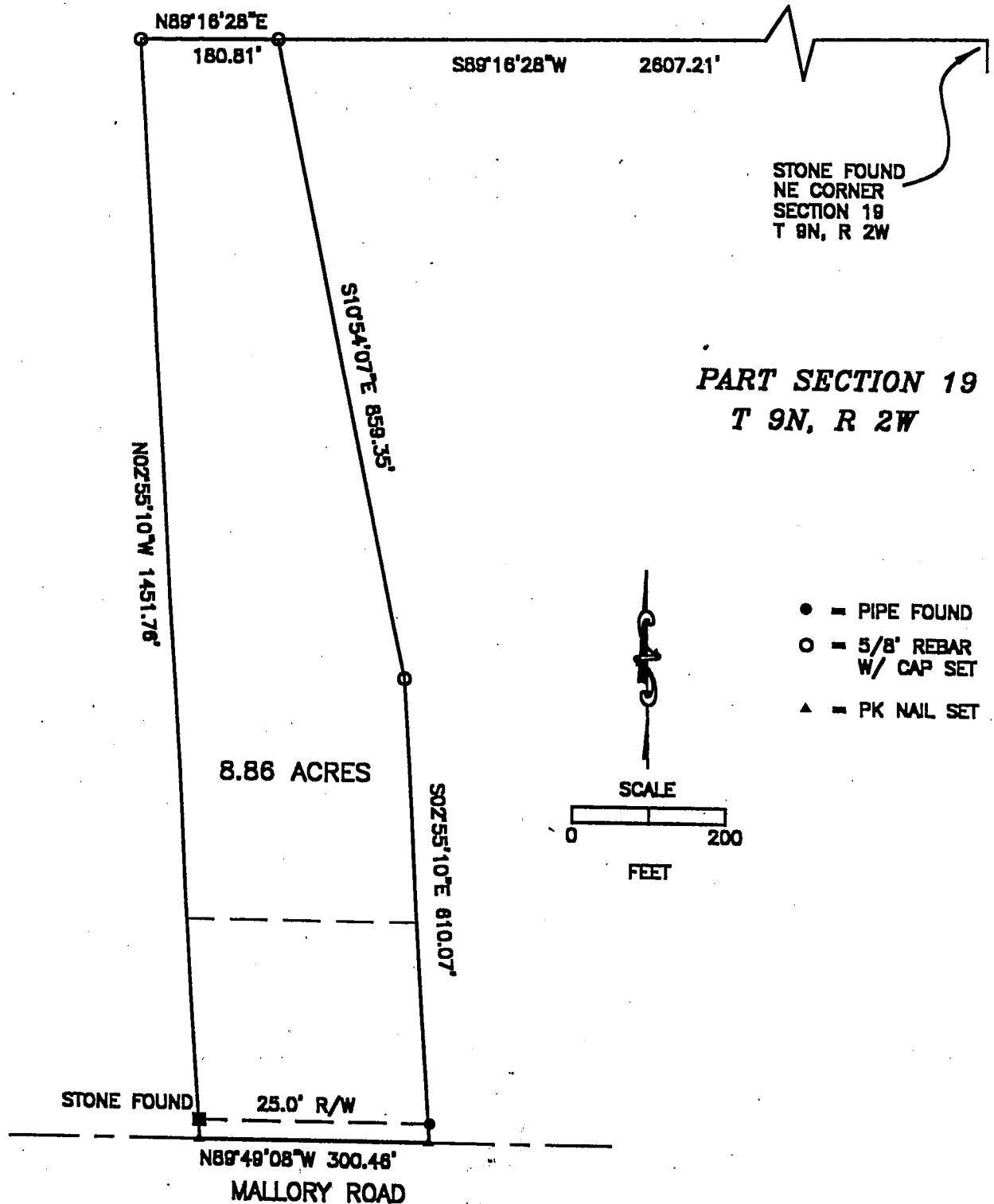
SCALE: 1" = 300'



JOB #7013

SHEET 1 OF 2





**HUNT TO HUNT**

**DESCRIPTION:**

A PART OF THE NORTH HALF OF SECTION 19, TOWNSHIP 9 NORTH, RANGE 2 WEST, MONROE COUNTY, INDIANA, DESCRIBED AS FOLLOWS: COMMENCING AT A STONE FOUND AT THE NORTHEAST CORNER OF THE SAID SECTION 19; THENCE ALONG THE NORTH LINE OF SAID SECTION SOUTH 89 DEGREES 16 MINUTES 28 SECONDS WEST FOR 2807.21 FEET AND TO THE POINT AND TO THE POINT OF BEGINNING; THENCE LEAVING THE SAID NORTH LINE SOUTH 10 DEGREES 54 MINUTES 07 SECONDS FOR 859.35 FEET; THENCE SOUTH 02 DEGREES 55 MINUTES 10 SECONDS EAST FOR 610.07 FEET AND TO THE CENTERLINE OF MALLORY ROAD; THENCE WITH THE SAID ROAD CENTERLINE NORTH 89 DEGREES 49 MINUTES 08 SECONDS WEST FOR 300.46 FEET; THENCE LEAVING THE SAID ROAD CENTERLINE NORTH 02 DEGREES 55 MINUTES 10 SECONDS WEST FOR 1451.76 FEET AND TO THE SAID NORTH LINE OF THE SAID SECTION; THENCE WITH THE SAID NORTH LINE NORTH 89 DEGREES 16 MINUTES 28 SECONDS EAST FOR 180.81 FEET AND TO THE POINT OF BEGINNING. CONTAINING 8.86 ACRES, MORE OR LESS.

SUBJECT TO A 25.00 FOOT COUNTY HIGHWAY RIGHT OF WAY FROM THE CENTERLINE OF MALLORY ROAD.



SURVEYOR'S SIGNATURE

*Raymond Graham*  
 RAYMOND GRAHAM  
 R.P.E. 8408 R.L.S. 9978  
 815 WEST KIRKWOOD AVENUE  
 BLOOMINGTON, IN 47404  
 MARCH 2, 2000 JOB NO. 99-589

EAST

**REVIEWED**  
 By Emily Smitheram at 11:29 am, Dec 27, 2017